

NEWINGTON TOWN PLAN AND ZONING COMMISSION

Wednesday, January 13, 2010
TOWN COUNCIL CHAMBERS
Newington Town Hall
131 Cedar Street, Newington, CT 06111
7:00 p.m.

A G E N D A

I. ROLL CALL

II. PUBLIC HEARINGS

- A. Proposed DRAFT 2020 Plan of Conservation and Development – Chapter 126, Section 8-23. Proposed by the Newington Town Plan and Zoning Commission. Continued from December 9, 2009.

Written communications pertinent to the proposed Plan of Conservation and Development will be received and interested persons may appear and be heard. Copies of the proposed Plan are on file in the office of the Town Planner, Lucy Robbins Welles Library (Adult Reference Desk) and Town Clerk's office for public inspections. The Draft Plan can also be viewed at www.newingtonct.gov Town Departments, Town Planner, Links, Draft 2020 Plan of Conservation and Development.

- B. Petition 29-09 – 451 New Britain Avenue, Gianni DiDomenico, 257 Stillmeadow Lane, Berlin, CT 06037, applicant, Newington 451 LLC, owner, request for Special Exception Section 3.2.6 school for Cosmetology Training, B-Business Zone District.
- C. Petition 30-09 – 445 Unit A Willard Avenue, Fountain Pointe Office Park, Family Adult Day Care, LLC, applicant contact Mervyn Rimai, 1560 Asylum Avenue, West Hartford, CT, Rotundo Developers, LLC owner, request for Special Exception Section 3.2.9 Adult Day Care Use, CD Commercial Development district.
- D. Petition 32-09 – Assessor Parcel 16-647 adjacent to 1268 Main Street (South Side), Reno Properties, LLC, 170 Pane Road, Newington, CT 06111 applicant, project contact, Alan Bongiovanni, BGI Land Surveyors, 170 Pane Road, Newington, CT 06111, Harris A. Fineberg owner, request for zone map amendment R-12 to B-TC Business Town Center.
- E. Petition 34-09 – 240 Day Street, former Merrow Machine Co., 240 Day Street, LLC, owner; Mill Pond Church, Inc., 705 North Mountain Road, Suite A-210, Newington, attention Senior Pastor Joel Ressinger applicant, request for extension of Special Exception approval, Petition 46-08 condition #7 one (1) year limitation. I Zone District.

III. PUBLIC PARTICIPATION (relative to items not listed on the Agenda-each speaker limited to two minutes)

IV. MINUTES

December 9, 2009 – Special Meeting
December 9, 2009 – Regular Meeting

V. COMMUNICATIONS AND REPORTS

VI. NEW BUSINESS

- A. Petition 31-09 – 170 Pane Road, David Occhialini, c/o Reno Properties, 170 Pane Road, Newington, CT 06111, applicant, Reno Properties, LLC owner, project contact Alan Bongiovanni, BGI Land Surveyors, 170 Pane Road, Newington, CT 06111, request for site plan modification Section 5.3 for construction of additions to existing building totaling 32,650 sq. ft. PD Zone District.
- B. Petition 33-09 - Assessor Parcel 16-647 adjacent to 1268 Main Street (South Side), Reno Properties, LLC, 170 Pane Road, Newington, CT 06111 applicant, project contact, Alan Bongiovanni, BGI Land Surveyors, 170 Pane Road, Newington, CT 06111, Harris A. Fineberg owner, request for site development approval Section 5.3 for construction of 2,500 sq. ft. bank. Inland Wetlands Report required.

VII. OLD BUSINESS

- A. TPZ Land Use Fee Schedule Increases per P.A. 09-03 \$60.00 surcharge for DEP's Environmental Quality Fund, report to Town Council.
- B. Cedar Mountain Development Moratorium

VIII. PETITIONS FOR SCHEDULING (TPZ January 27, 2010 and February 10, 2010)

- A. Petition 35-09 – 2600 Berlin Turnpike, Mauro Agency, Ted Mauro owner, Camille Criscitello, 2600 Berlin Turnpike, Connections Dating, Newington, CT 06111 applicant, request for Special Exception Section 6.2.4 Free Standing Sign, B-BT Zone District. Schedule for public hearing January 27, 2010.

IX. PUBLIC PARTICIPATION
(For items not listed on agenda)

X. REMARKS BY COMMISSIONERS

XI. STAFF REPORT

- Pulte Homes – Woodlands Development Bond Request for Reduction.

XII. ADJOURNMENT

Submitted

Edmund J. Meehan, Town Planner

**NOTICE OF SPECIAL MEETING
NEWINGTON TOWN PLAN AND ZONING COMMISSION**

**Date: Wednesday, January 13, 2010
Time: 6:00 p.m.
Place: Town Hall
131 Cedar Street
Conference Room #3**

AGENDA

I. Roll Call

II. Review and Discussion of DRAFT 2020 Plan of Conservation and Development (POCD)

- Section 1 Introduction
- Section 2 Conditions and Trends
- Section 3 Conservation Strategies

III. Adjournment

Submitted,

Edmund J. Meehan
Town Planner

Post: Town Clerk
Web Page